

023.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

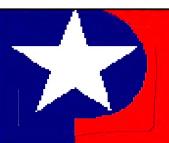
918,300 / 918,300

USE VALUE:

918,300 / 918,300

ASSESSED:

918,300 / 918,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
7-9		COTTAGE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CHEN HANS T & LIPING	
Owner 2:	
Owner 3:	

Street 1: 7 COTTAGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LIANG CHIN SHOU -

Owner 2: LIANG SAN YING LO -

Street 1: 9 COTTAGE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1971, having primarily Aluminum Exterior and 2746 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	463,000	500	454,800	918,300		15539
							GIS Ref
							GIS Ref
							Insp Date
							08/23/16

Total Card	0.114	463,000	500	454,800	918,300	Entered Lot Size
Total Parcel	0.114	463,000	500	454,800	918,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	334.46	/Parcel: 334.4	Land Unit Type:

Parcel ID: 023.0-0005-0019.0

!1937!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,000	500	4,950.	454,800	918,300	918,300	Year End Roll	12/18/2019
2019	104	FV	372,300	500	4,950.	483,200	856,000	856,000	Year End Roll	1/3/2019
2018	104	FV	372,300	500	4,950.	352,500	725,300	725,300	Year End Roll	12/20/2017
2017	105	FV	389,700	500	4,950.	307,000	697,200	697,200	Year End Roll	1/3/2017
2016	105	FV	389,700	500	4,950.	261,500	651,700	651,700	Year End	1/4/2016
2015	105	FV	357,200	500	4,950.	255,800	613,500	613,500	Year End Roll	12/11/2014
2014	105	FV	357,200	500	4,950.	210,300	568,000	568,000	Year End Roll	12/16/2013
2013	105	FV	370,600	500	4,950.	200,100	571,200	571,200		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG CHIN SHOU	67542-179		6/30/2016		720,000	No	No		
DUGGAN EUGENE L	31003-204		12/28/1999		369,800	No	No		
BRANCO COSMO	24475-260		4/22/1994			1	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2015	437	Re-Roof	6,200					

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/23/2016	Measured	DGM	D Mann
8/23/2016	Permit Visit	DGM	D Mann
6/1/2015	Permit Insp	PC	PHIL C
4/27/2009	Meas/Inspect	189	PATRIOT
6/14/2000	MLS		
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
8/10/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

